

050.0

Map

0005

Block

0001.D

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 445,800 /

USE VALUE: 445,800 /

ASSESSed: 445,800 /

Total Card /

Total Parcel

445,800

445,800

445,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

25

COURT ST, ARLINGTON

Unit #:

25

OWNERSHIP

Owner 1: TULCHINSKY ELLEN B

Owner 2:

Owner 3:

Street 1: 25 COURT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: MCELROY BRENDAN & EILEEN -

Owner 2: -

Street 1: 23-25 COURT STREET #25

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Wood Shingle Exterior and 837 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7095

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

050.0-0005-0001.D

PRINT

Date

Time

12/30/21

00:13:10

LAST REV

Date

Time

06/29/21

14:50:43

mmcmakin

4220

PAT ACCT.

Notes

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

ASR Map:

Fact Dist:

Reval Dist:

Activity Information

Date

Result

By

Name

6/29/2021

USPS

MM

Mary M

7/19/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/

/

/

SALES INFORMATION

TAX DISTRICT

GRANTOR

LEGAL REF

TYPE

DATE

SALE CODE

SALE PRICE

V

TST

VERIF

Notes

MCELROY BRENDAN

36525-408

9/17/2002

239,900

No

No

BARRETT EDWARD

25069-088

12/20/1994

85,000

No

No

Y

BUILDING PERMITS

DATE

NUMBER

DESCRIP

AMOUNT

C/O

LAST VISIT

FED CODE

F. DESCRIP

COMMENT

ACTIVITY INFORMATION

DATE

RESULT

BY

NAME

DISCLAIMER

THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

DATABASE

ASSESSPRO - ARCHIVEPROARLING

apRO

2023

Type:	99 - Condo Conv	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:	D - AVGD	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 1994,Building Number 1.
--	--

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	41.000000000
Name:	137 - 7095

RESIDENTIAL GRID

1st Res Grid				Desc: Line 1								# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 4				BR:s: 2			Baths: 1		HB		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.09988999
Adj \$ / SQ:	452.880
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467313
Depreciation:	21496
Depreciated Total:	445817

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4	2	2
Totals				
1		4	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 050.0-0005-0001.D

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	837	452.880	379,061
Net Sketched Area:		837	Total:	379,061
Size Ad	837 Gross Area	837	FinArea	837

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
0					
7					

IMAGE

AssessPro Patriot Properties, Inc

